



WASHINGTON COUNTY SHERIFF'S OFFICE

Conserving the Peace Through Values Driven Service
Sheriff Pat Garrett

STATE OF OREGON
County of Washington

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Court Case# 17CV07665
Sheriff's Case# 1708612

NOTICE OF SHERIFF'S SALE (Real Property)

On February 1, 2018, at the hour of 10:00 AM at the Polk County Sheriff's Office, Civil Unit, 850 Main Street, Dallas, Oregon 97338, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Polk County Sheriff's Office, subject to redemption, the defendants' interest, in the following described real property:

BEGINNING ON THE SOUTH LINE OF THE COUNTY ROAD AT AN IRON PIPE WHICH IS 3,751.38 FEET EAST, 171.50 FEET SOUTH AND 225.00 FEET EAST FROM THE NORTHWEST CORNER OF THE T.L. BURBANK LAND CLAIM NO. 43 IN TOWNSHIP 8 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, POLK COUNTY, OREGON, SAID IRON PIPE MARKING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CLARENCE THOMAS, BY DEED RECORDED IN BOOK 192, PAGE 652, DEED RECORDS OF SAID COUNTY AND STATE; THENCE EAST ALONG THE SOUTH LINE OF SAID COUNTY ROAD 314.94 FEET TO AN IRON PIPE AND BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LAND; THENCE SOUTH 4° 46' EAST 150.00 FEET TO THE NORTH LINE OF THE LAND DESCRIBED IN DEED TO DALLAS T. STOUT, ET UX, RECORDED MAY 26, 1971 IN VOLUME 16, PAGE 928 BOOK OF RECORDS FOR POLK COUNTY, OREGON; THENCE WEST ALONG THE NORTH LINE OF SAID STOUT LAND, 100.00 FEET; THENCE NORTH 4° 46' WEST 150.00 FEET TO THE SOUTH LINE OF SAID COUNTY ROAD; THENCE EAST ALONG THE SOUTH LINE OF SAID COUNTY ROAD, 100.00 FEET TO THE TRUE POINT OF BEGINNING.

SAVE AND EXCEPT: BEGINNING AT AN IRON ROD ON THE SOUTH LINE OF STRYKER ROAD WHICH IS RECORDED AS BEING 3,751.38 FEET EAST AND 171.50 FEET SOUTH AND 439.94 FEET EAST FROM THE NORTHWEST CORNER OF THE T.L. BURBANK DONATION LAND CLAIM NO. 43 IN TOWNSHIP 8 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, POLK COUNTY, OREGON; AND RUNNING THENCE EAST 87.02 FEET TO AN IRON ROD; THENCE SOUTH 8° 35'10" EAST 22.65 FEET TO AN IRON ROD; THENCE SOUTH 49.60 FEET TO AN IRON ROD; THENCE WEST 84.40 FEET TO AN IRON ROD ON THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO ROBERT D. RUSCONI BY DEED RECORDED IN BOOK 194, PAGE 1687, BOOK OF RECORDS FOR POLK COUNTY, OREGON; THENCE NORTH 4° 46' WEST 72.25 FEET TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO JESUS ARISMENDEZ AND MINERVA ARISMENDEZ, HUSBAND AND WIFE, BY DEED RECORDED JUNE 30, 1977, VOLUME 106, PAGE 853, BOOK OF RECORDS FOR POLK COUNTY, OREGON; THENCE SOUTH 4° 46' EAST ALONG THE WEST LINE OF SAID ARISMENDEZ TRACT A DISTANCE OF 129.34 FEET



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TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JESUS ARISMENDEZ AND MINERVA ARISMENDEZ, HUSBAND AND WIFE, BY DEED RECORDED JUNE 30, 1977, VOLUME 106, PAGE 852, BOOK OF RECORDS FOR POLK COUNTY, OREGON; THENCE NORTH 81° 56' EAST ALONG THE NORTH LINE OF SAID ARISMENDEZ TRACT A DISTANCE OF 12 FEET; THENCE NORTH 4° 46' WEST A DISTANCE OF 129.34 FEET TO THE SOUTH BOUNDARY OF COUNTY ROAD NO. 845, WHICH POINT IS 12 FEET EAST OF THE PLACE OF BEGINNING; THENCE WEST 12 FEET TO THE PLACE OF BEGINNING.

The property is commonly known as: 355 STRYKER ROAD
INDEPENDENCE, OREGON

Said sale is made pursuant to a Writ of Execution dated December 12, 2017, issued out of the Circuit Court of the State of Oregon for the County of Polk where WELLS FARGO BANK, N.A. is plaintiff, and RANDY MORRISON; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 355 STRYKER ROAD, INDEPENDENCE, OR 97351 is defendant.

PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY

Before bidding at the sale, a prospective bidder should independently investigate:

- (a) The priority of the lien or interest of the judgment creditor;
- (b) Land use laws and regulations applicable to the property;
- (c) Approved uses for the property;
- (d) Limits on farming or forest practices on the property;
- (e) Rights of neighboring property owners; and
- (f) Environmental laws and regulations that affect the property.

Conditions of Sale: All potential bidders are subject to inspection of funds prior to or during participation in the auction to qualify as a bidder. Individuals without proof of sufficient funds, or that have not qualified before the start of the auction, will not be allowed to participate. Only U.S. currency and/or cashier's checks made payable to Polk County Sheriff will be accepted. Payment must be made in full immediately upon conclusion of the sale. Only the judgment creditor who obtained the writ may credit bid up to the Writ amount plus allowable costs. The judgment creditor must have cash in hand for any difference above the amount of the Writ and allowable costs.

Interested parties can obtain additional information about this sale including the dollar amount owing on the writ, creditor's written bid amount, the current date & time scheduled for the sale, and the final sale price by using the following link searching by either the Sheriff's Case Number or the Court Case Number:

<http://www.co.washington.or.us/Sheriff/OtherServices/status-of-civil-process.cfm>



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PAT GARRETT, Sheriff
Washington County, Oregon

By


Deputy TODD EHLERT



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NOTICE

To Whom It May Concern:

The Washington County Sheriff's Office has been contracted by the Polk County Sheriff's Office to process Polk County's judicial foreclosure sales.

If you have any questions about the sale in this mailing or posting, please call the Washington County Sheriff's Office at 503-846-2537 or email:
WCSOSALES@co.washington.or.us


You can obtain additional information about the sale including the amount owing on the writ, creditor's written bid amount, the current date/time scheduled for the auction, final sale price, and the purchaser's name by using the following link and searching by either Sheriff's Case number or Court Case number:
<http://www.co.washington.or.us/sheriff/otherservices/status-of-civil-process.cfm>

Please note: all of the actual *public auctions* for the Polk County properties will be held *at* the Polk County Sheriff's Office located at: **850 Main Street, Dallas, OR 97338.**

If you need legal advice, you should contact an attorney at once.

Thank you,

PAT GARRETT, SHERIFF
Washington County, Oregon

By: 
Deputy G. DeSau
Civil Unit Manager
Washington County Sheriff's Office